

**WINSTON-SALEM CITY COUNCIL**  
**Regular Virtual Meeting**  
**August 2, 2021**

**CALL TO ORDER**

*Mayor Joines called the meeting to order at 7:00 p.m. and stated due to the Safer-At-Home order, all Council Members are participating virtually. Council Members will vote by a roll call vote. A Council Member will be recognized, raise their hand, and state their vote. He then asked the City Clerk to call the roll.*

**ROLL CALL**

**Present:** Council Member John C. Larson, Council Member Robert C. Clark, Council Member Kevin Mundy, Council Member Annette Scippio, Mayor Allen Joines, Mayor Pro Tempore Denise D. Adams, Council Member James Taylor Jr., Council Member Jeff MacIntosh, and Council Member Barbara Hanes Burke

**MOMENT OF SILENCE**

**ZONING AGENDA**

**Z-1.** Public Hearing on Zoning Petition of Frederick W. Fogg; Lanier Williams Real Estate, LLC; and MDC NC1, LB (W-3471) from LB and RS9 to LB-S (Convenience Store and Retail Store): property is located at the northeast corner of Ebert Road and West Clemmonsville Road; – Containing approximately 4.98 acres located in the SOUTH WARD (Council Member Larson). [Planning Board recommends approval of petition.]

*Mayor Joines opened the Public Hearing and asked if there were anyone that wished to speak for or against this item. Seeing none, he closed the Public Hearing.*

*Aaron King, Planning and Development Services Director, provided the staff report for this item.*

**A motion was made by Council Member Larson, seconded by Council Member Mundy, for 1) approval of the Statement of Consistency for approval of this item, and 2) approval of Agenda Item Z-1. The motion carried by the following vote:**

**Aye:** Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Z-2.** Public Hearing on Zoning Petition of Salem Congregation (W-3476) from C to IP; property is located at the southeast corner of East Salem Avenue and Rams

Drive and the east side of City Yard Lane; – Containing approximately 3.90 acres located in the EAST WARD (Council Member Scippio). [Planning Board recommends approval of petition.]

*Mayor Joines opened the Public Hearing and asked if there were anyone that wished to speak for or against this item. Seeing none, he closed the Public Hearing.*

*Aaron King, Planning and Development Services Director, provided the staff report for this item.*

**A motion was made by Council Member Scippio, seconded by Council Member Larson, for 1) approval of the Statement of Consistency for approval of this item, and 2) approval of Agenda Item Z-2. The motion carried by the following vote:**

**Aye:** Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Z-3.** Public Hearing on Site Plan Amendment of Front Street Wallburg, LLC (W-3478) for changes related to modifying the overall site layout in a LI-S zoning district: property is located at the northeast corner of Wallburg Road and Sherlie Weavil Road; – Containing approximately 91.58 acres located in the SOUTHEAST WARD (Council Member Taylor). [Planning Board recommends approval of petition.]

*Mayor Joines opened the Public Hearing.*

*Proponents:*

*Luke Dickey, Stimmel Associates, 601 N Trade Street, Suite 200*

*Opponents:*

*Richard Johanning, 4232 Sherlie Weavil Road*

*Proponents Rebuttal:*

*Luke Dickey*

*Opponents Rebuttal:*

*Richard Johanning*

*Mayor Joines closed the Public Hearing.*

*Council Member Taylor asked Mr. King about the traffic concerns, the berm, and tree plantings noted by Mr. Johanning.*

**A motion was made by Council Member Taylor, seconded by Council Member MacIntosh, for 1) approval of the Statement of Consistency for approval of this item, and 2) approval of Agenda Item Z-3. The motion carried by the following vote:**

**Aye:** Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Z-4.** Public Hearing on Zoning Petition of Terry Ray Hicks (W-3481) from RS9 to RS9-S (Residential Building, Single Family and Accessory Dwelling, Detached): property is located on the north side of South Hawthorne Road, between Miller Street and Irving Street; – Containing approximately 0.22 acres located in the SOUTHWEST WARD (Council Member Mundy). [Planning Board recommends approval of petition.]

*Mayor Joines opened the Public Hearing.*

*Proponents:*

*Terry Hicks, 810 S Hawthorne Road*

*Opponents:*

*Beth Riggs, 814 Miller Street*

*Proponents Rebuttal:*

*Terry Hicks*

*Opponents Rebuttal:*

*Beth Riggs*

*Mayor Joines closed the Public Hearing.*

*Council Member Mundy asked about accessory dwelling units in Ardmore. Mr. King spoke about the many accessory dwelling units throughout all of Ardmore.*

*Mayor Pro Tempore Adams spoke about Mr. Hicks wanting to take his sister in and applauded him. She also spoke about the need for more housing.*

*Council Member MacIntosh spoke about the need for housing and stated that a garage apartment would not create a radical change in the area.*

**A motion was made by Council Member Mundy, seconded by Council Member MacIntosh, for 1) approval of the Statement of Consistency for approval of this item, and 2) approval of Agenda Item Z-4. The motion**

**carried by the following vote:**

**Aye:** Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Z-5.** Public Hearing on Zoning Petition of Jones Estates A&W, LLC (W-3482) from MH and RS20 to MH-S (Manufactured Housing Development): property is located on the north side of High Point Road, east of Glenn Hi Road; – Containing approximately 9.72 acres located in the SOUTHEAST WARD (Council Member Taylor). [Planning Board recommends approval of petition.]

*Mayor Joines opened the Public Hearing.*

*Proponents:*

*Bill Greco, 200 S Regional Road, Greensboro*

*Robert Shunk, 2310 S Miami Blvd, Durham*

*Opponents:*

*Steve Allred, 3930 Glenn Hi Road*

*Proponents Rebuttal:*

*Bill Greco*

*Opponents Rebuttal:*

*Steve Allred*

*Council Member Taylor recommended leaving Public Hearing open and continuing it to the September Zoning Meeting.*

*Council Member Clark said the behavior of the petitioner doesn't warrant approval and he will not support if changes are not made.*

**A motion was made by Council Member Taylor, seconded by Mayor Pro Tempore Adams, to continue this item to the September 7, 2021 City Council Member. The motion carried by the following vote:**

**Aye:** Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Z-6.** Public Hearing on Zoning Petition of Winston Salem Business Adventures, LLC (W-3480) from RS9 to HB; property is located on the east side of Germanton Road, north of North Patterson Avenue; – Containing approximately 1.83 acres located in the NORTHEAST WARD (Council Member Burke). [Planning Board

recommends approval of petition.]

*Mayor Joines opened the Public Hearing and asked if there were anyone that wished to speak for or against this item. Seeing none, he closed the Public Hearing.*

*Aaron King, Planning and Development Services Director, provided the staff report for this item.*

**A motion was made by Council Member Burke, seconded by Council Member Larson, for 1) approval of the Statement of Consistency for approval of this item, and 2) approval of Agenda Item Z-6. The motion carried by the following vote:**

**Aye:** Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Z-7.** Public Hearing on Site Plan Amendment of BRE Tarpon Whitaker Square, LLC (W-3484) for changes modifying the overall site layout in a HB-S zoning district: property is located at the southeast corner of North Peace Haven Road and Whitaker Ridge Drive; – Containing approximately 12.19 acres located in the NORTHWEST WARD (Council Member MacIntosh). [Planning Board recommends approval of petition.]

*Mayor Joines opened the Public Hearing.*

*Proponents:*

*Garrett Maravetz, 701 Crest Hill Road, Matthews*

*Megan Fitzsimmons, 200 South Tryon Street, Suite 200, Charlotte*

*Matt Edwards, 515 Zachary Lane, Fort Mills, South Carolina*

*Opponents:*

*Paul Kostuchenko, 3129 Allerton Lake Drive*

*Proponents Rebuttal:*

*Megan Fitzsimmons*

*Garrett Maravetz*

*Opponents Rebuttal:*

*Paul Kostuchenko*

*Mayor Joines closed the Public Hearing.*

*Council Member MacIntosh stated that even if a new gas station was not*

*needed in this area, it is what the citizens of the area want.*

**A motion was made by Council Member MacIntosh, seconded by Council Member Clark, for 1) approval of the Statement of Consistency for approval of this item, and 2) approval of Agenda Item Z-7. The motion carried by the following vote:**

**Aye:** Council Member Larson, Council Member Clark, Council Member Mundy, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Nay:** Council Member Scippio

**Z-8.** Public Hearing on Site Plan Amendment of Psi Delta House Corporation (W-3479) for changes related to the addition of an accessory building in the northern portion of the site in a RM8-S zoning district: property is located on the north side of Polo Road, west of Long Drive; – Containing approximately 1.08 acres located in the NORTH WARD (Council Member Adams). [Planning Board recommends approval of petition.]

**A motion was made by Mayor Pro Tempore Adams, seconded by Council Member MacIntosh, for approval of Petitioner's request to withdraw W-3479. The motion carried by the following vote:**

**Aye:** Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Z-9.** Public Hearing on Resolution Approving Financial Assistance to Project Health Pursuant to N.C.G.S. 158-7.1 - \$264,592. (This item was continued from the May 3, 2021 and June 21, 2021 City Council Meetings)

**A motion was made by Mayor Pro Tempore Adams, seconded by Council Member Clark, to continue Item Z-9 until the City Council's meeting on August 16, 2021. The motion carried by the following vote:**

**Aye:** Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Z-10.** Resolution By The City Of Winston-Salem Approving The Memorandum Of Agreement Between The State Of North Carolina And Local Governments On Proceeds Relating To The Settlement Of Opioid Litigation.

*Angela Carmon, City Attorney, provided the staff report for this item.*

**A motion was made by Council Member Taylor, seconded by Council**

**Member Scippio, that the Resolution By The City Of Winston-Salem Approving The Memorandum Of Agreement Between The State Of North Carolina And Local Governments On Proceeds Relating To The Settlement Of Opioid Litigation be approved. The motion carried by the following vote:**

**Aye:** Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Z-11.** Resolution Ratifying The City's Vote In Favor Of The Purdue Pharma Chapter 11 Bankruptcy Reorganization Plan.

*Angela Carmon, City Attorney, provided the staff report for this item.*

**A motion was made by Council Member Taylor, seconded by Council Member Scippio, that the Resolution Ratifying The City's Vote In Favor Of The Purdue Pharma Chapter 11 Bankruptcy Reorganization Plan be approved. The motion carried by the following vote:**

**Aye:** Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

**Z-12.** Closed Session.

**At 8:30 p.m., a motion was made by Council Member Clark, seconded by Council Member MacIntosh, that City Council go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(4) to discuss the location or expansion of an industry or business within the City. The motion carried unanimously.**

**At 8:54 p.m., a motion was made by Council Member MacIntosh, seconded by Council Member Scippio, to end Closed Session. The motion carried unanimously.**

**Aye:** Council Member Larson, Council Member Clark, Council Member Mundy, Council Member Scippio, Mayor Pro Tempore Adams, Council Member Taylor, Council Member MacIntosh, and Council Member Burke

## **ADJOURNMENT**

*There being no further business to come before the City Council, the meeting adjourned at 8:54 p.m.*